



DC Ranch Village Health Studio & Spa
Development Review Board
Case # 198-PA-2003 #2
Project Narrative

I. Project Overview

The purpose of this application is for Development Review Board ("DRB") review and approval of a site plan and elevations for the DC Ranch Village Health Studio and Spa (the "Village Club") in an area of DC Ranch zoned PCC PCD. The subject property consists of approximately 6.3 acres and is located at the southeast corner of Union Hills Drive and Thompson Peak Parkway (the "Property") within the DC Ranch master planned community ("DC Ranch"). The Property is owned by DC Ranch L.L.C., an Arizona limited liability company ("Owner"). The Owner proposes to develop the Property with a health studio and spa that includes outdoor swimming pools for members.

II. Location

The Property is located at a major intersection within the DC Ranch Town Center. The Village Club is the first phase of the Town Center, which is planned to be a mixed-use development consisting of office, retail and integrated residential uses together with the Village Club. Access to the Village Club will be from Thompson Peak Parkway and through the main street of the Town Center (along the Union Hills Drive alignment).

III. Property Characteristics

The Property is currently undeveloped with some earth and rocks stockpiled on the site. The majority of the Property is characterized as gently sloping to the southwest. There are no significant washes on the Property. The Property was vegetated with typical desert vegetation found in the area including saguaros, palo verde trees, etc.

IV. Description of Use

The Village Club is planned to be approximately 85,000 square feet in size. The building will be three (3) stories with a maximum height of fifty-six feet (56') in accordance with the amended development standards for DC Ranch set forth in the Second Amendment to the Development Agreement dated October 19, 1998, as amended (the "Development Agreement"). Any architectural features will be in compliance with applicable height limitations. The indoor portion of the Village Club consists of active and related exercise areas including physical fitness equipment. The spa amenities consist of health and beauty treatments including, but not limited to, massages, wet

treatments, manicures, pedicures, and a hair salon. In addition to the indoor facility, there will be outdoor amenities including a pool area with three (3) swimming pools and an event lawn area. A separate kid's yard is also located east of the building. Membership to the Village Club is open to the general public.

The building is located on the northern portion of the Property with parking along the southern portion of the Property. Parking will be provided within a landscaped parking lot and will include surface parking for approximately 320 cars in accordance with the requirements of the Development Agreement as well as other applicable City of Scottsdale requirements.

The Property will be landscaped consistent with the landscape palette set forth in the previously approved Environmental Design Master Plan for this portion of DC Ranch and will include desert varieties native to the area. Significant amounts of landscaping will be provided along the entire perimeter of the Property as well as parking lot landscaping.

The architecture for the Village Club will be consistent with the architecture themes contained in the master plan for this part of DC Ranch. Specifically, the design palette will be that utilized for the residential area of DC Ranch referred to as the Upper Canyon. These architectural styles have a Spanish origin and are being utilized to guide residential development in Silverleaf. The Upper Canyon Design Guidelines (the "Upper Canyon Guidelines") encourage diversity by using a variety of Spanish architectural styles including Spanish Colonial, Mediterranean Revival, Spanish Mission and Ranch Hacienda. The Guidelines utilize the various architectural styles to create a sense of timeless quality by focusing on simple materials, detail and elegant massing. The architecture for the Village Club will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants, conditions and restrictions for DC Ranch as well as by the City of Scottsdale Design Review Board.

V. Conformance with the General Plan

The Property is designated as Urban Neighborhood/Commercial in the Scottsdale General Plan (the "General Plan"). The proposed use and existing zoning are in compliance with the General Plan designation.

VI. Compatibility with Surrounding Properties

The Village Club is planned for an area of DC Ranch that will include commercial, office, retail and integrated residential uses and therefore is compatible with and will complement uses planned for the Town Center. Furthermore, given the

recreational nature of the use, this type of use is often compatible with residential uses. While the Village Club is compatible with planned adjacent uses, all of the surrounding property is currently undeveloped as reflected in Table 1 below.

Table 1

Property	Ownership Status	Existing Use	Existing Zoning
<i>Subject Property</i>	DC Ranch	Undeveloped	PCC PCD
North of Property	DC Ranch	Undeveloped	PCC PCD
East of Property	DC Ranch	Undeveloped	PCC PCD
South of Property	Toll Brothers*	Undeveloped	R1-10 ESL
West of Property	DC Ranch	Undeveloped	C-O/PCC PCD

*The property to the south of DC Ranch is zoned for residential use. The current plan for the property is to sell a portion of the area for inclusion in the McDowell Sonoran Preserve, leaving the area permanently undeveloped.

VII. Development Review Criteria and Findings

The DRB is responsible for the review and approval of all commercial site plans and building architectural elevations in the City. As part of the review and approval process, the DRB is guided by several criteria outlined in Section 1.904 of the Zoning Ordinance. The Village Club complies with the listed criteria as noted below:

- A. The Board shall examine the application to insure that all provisions of this ordinance and all other ordinances, master plans, General Plans and standards of the City of Scottsdale shall be complied with where applicable.***

The Village Club site has been designed to be compatible with the City's General Plan and the DC Ranch master planned community. The site plan and architectural elevations comply with all City of Scottsdale ordinances and regulations as well as with the amended standards for DC Ranch set forth in the Development Agreement.

- B. The proposed development shall not have any detrimental effect upon the general health, welfare, safety and convenience of persons residing or working***

in the neighborhood; or shall not be detrimental or injurious to the neighborhood.

The approval of the Village Club will not result in the creation of any negative impacts and it will not be detrimental to the general health, welfare, safety or convenience of the public or surrounding area. The use will not create any nuisance such as noise, smoke, odors, dust, vibrations or illumination other than what would typically be associated with uses permitted in the PCC zoning districts. During the construction phase, all dust control permits will be obtained and mitigation efforts will be conducted to minimize fugitive dust. On the other hand, approval of the use will provide a convenience to residents and people working in the area by providing a conveniently located health club facility for their use and enjoyment.

C. The proposed development shall promote a desirable relationship of structures to one another, to open spaces and topography both on the site and in the surrounding neighborhood.

The integration of the structure with the natural surroundings and into the context of the future uses in the surrounding area and the DC Ranch community as a whole was paramount in the design of the Village Club. The Village Club has been planned and designed to provide a focal point for the future DC Ranch Town Center, yet at the same time be compatible with potential residential or open space use to the south. The Property is located in the DC Ranch Town Center and will be developed with commercial and residential uses to the north and east. The structure has been sited to have its primary relationship with the future commercial and residential uses to the north and east. The Village Club has also been designed to take advantage of the environmental conditions that are unique to this site and to minimize alteration of the natural slope, which is generally level with a gentle slope to the southwest.

D. The height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping shall be appropriate to the development, the neighborhood and the community.

The Village Club building and its arrangement on the Property are appropriate in context with the surrounding area and have been designed to contribute in a meaningful way to the overall conditions of the site. The height of the Village Club is in keeping with allowable amended development standards within the PCC PCD district at DC Ranch. Additionally, the building is situated to be in closer proximity to the commercial and residential areas while the parking and landscape areas are located on the southern portion of the site. The setbacks are consistent with setbacks for the PCC PCD district amended development standards and are minimized on the north and west street fronts to maximum the exposure of the distinctive architecture. The overall massing of the

structure is also in keeping with the planned nature of the commercial area and DC Ranch in general, which is to capitalize on the architecture of the structure yet take advantage of the natural desert setting. The Village Club structure does not dominate the site, rather it appropriately allows for an adequately sized facility together with required parking and open space areas.

As stated previously, the architecture of the structure will be consistent with the overall architectural design concept spelled out in the Upper Canyon Guidelines. The Upper Canyon Guidelines direct the size and placement of site features including walls and signs and are to be designed and placed to compliment and enhance the architecture and not to overwhelm or detract from the design of the structure.

E. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

The Village Club has been designed to provide safe and efficient placement of access points and parking areas. All parking spaces and aisles are in conformance with City of Scottsdale standards. Primary access to the facility is off Thompson Peak Parkway and Union Hills Drives and will be designed to conform to City of Scottsdale standards. Loading and service areas are located at the northeast portion of the site and are intended to minimize conflicts with vehicles and pedestrians. Furthermore, given the nature of the use, deliveries to the Property are minimal.

The Village Club also connects with the DC Ranch trail system allowing for users to access the site by walking or riding a bike. The regional trail system was designed to integrate commercial areas with residential areas and as such, a trail is conveniently located along the southern portion of the Property. On-site walkways are also incorporated into the overall site design allowing pedestrians and bikers to connect to the regional trail system or safely walk from the parking areas to the Village Club.

F. The architectural character of the proposed structure shall be in harmony with, and compatible to, those structures in the neighboring environment, and the architectural character adopted for any given area, avoiding excessive variety or monotonous repetition.

The Upper Canyon Guidelines are intended to provide the impetus for exceptional architectural design and site layout for structures in DC Ranch. The Upper Canyon Guidelines provide the foundation and concept for several established architectural styles and themes that, while different, all exhibit a similar approach to a lifestyle that is integrated with the environment and utilizes materials indigenous to a given area. The result is a harmonious integration of styles that celebrate and blend with the desert

southwest. The Village Club uses these Upper Canyon Guidelines as the starting point for its design resulting in a structure and site layout that is compatible with the neighboring environment. While other structures in the immediate area are not yet planned, designed and constructed, the goal of the Upper Canyon Guidelines is to avoid both monotony and excessive variety by creating a complimentary montage of buildings and places each with its own unique style.

G. All mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All mechanical equipment, appurtenances and utilities will be appropriately screened. Screening devices, such as walls and landscaping will be designed to architecturally integrate with the building.

H. The architectural character of a development shall take cognizance of the unique climatological and other environmental factors of this region and promote an indigenous architectural feeling.

The Upper Canyon Guidelines, which provide the framework for the architectural character of the Village Club, were specifically established to maximize solar issues. The quality of the outdoor and indoor environments are to be enhanced by the use of building siting, shaded areas and landscape placement. For the Village Club, various design techniques have been utilized in the design of the building including the use of recessed windows, patios, awnings and roof overhangs. These design features all assist in minimizing solar exposure. Additionally, the materials and the design are those typically used in the southwest including clay tiles and stucco exterior.

VII. Summary

In summary, the approval of the Village Club is appropriate for a variety of reasons. The facility is compatible with the future planned uses and also serves as the hub of the DC Ranch Town Center. The site has been designed to integrate with the activity areas of the Town Center while keeping the lower intensity areas away from future potential residential areas. Finally, the Village Club will continue the tradition of excellent and superior architectural design that has been established for the DC Ranch community.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

9.03.03



**The DC RANCH VILLAGE
HEALTH STUDIO**
S.E.C. THOMPSON PEAK PARKWAY and UNION HILLS DRIVE
SCOTTSDALE, ARIZONA



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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

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FLOOR PLAN DATA

OCCUPANCY	MIXED A-2, A-3, AND B
CONSTRUCTION TYPE	TYPE III - JR
LOWER LEVEL FLOOR AREA	23,763 S.F.
MID LEVEL FLOOR AREA	44,844 S.F.
UPPER LEVEL FLOOR AREA	13,248 S.F.
POOL HOUSE	953 S.F.
TOTAL FLOOR AREA	82,808 S.F.



DATE: 08/24/03

DRAWN BY: JCB
JOB: 030160



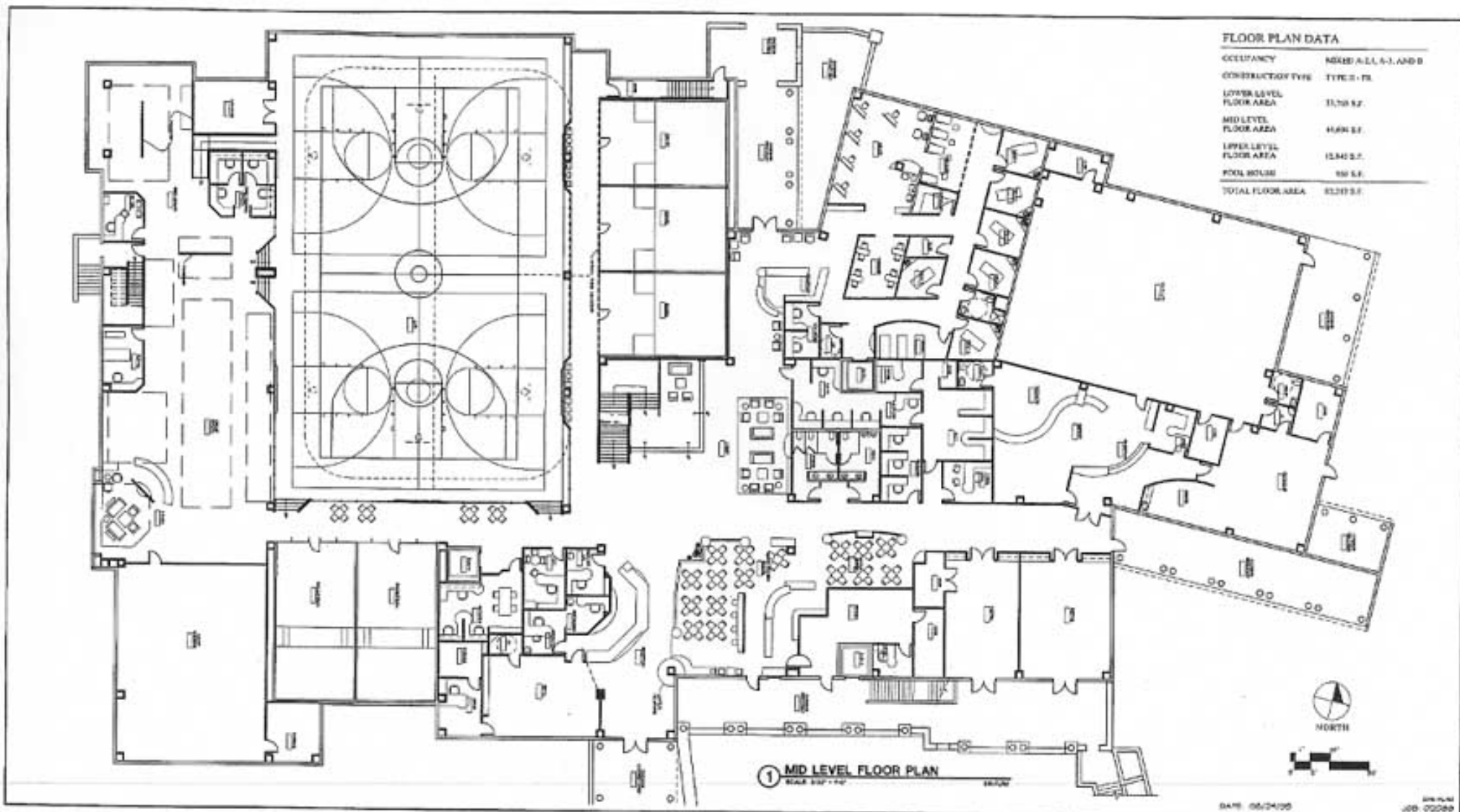
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